



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser, Molly Hall,
Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, Pastor
Melvin Hargrove*

Wednesday, May 13, 2015

4:30 PM

City Hall, Room 205

Call To Order

Alderman Wiser called the May 13, 2015 Plan Commission meeting to order at 4:36 p.m.

PRESENT: 3 - Melvin Hargrove, Dennis Wiser and Tony Veranth

EXCUSED: 4 - Vincent Esqueda, John Dickert, Molly Hall and Elaine Sutton Ekes

Approval of Minutes for the April 29, 2015 Meeting

Due to a lack of a quorum, no action was taken on the minutes of the April 29, 2015 meeting.

Others present:

*Matt Sadowski, Assistant Director of City Development/Principal Planner
Jill Johanneck, Associate Planner*

4:30 P.M. PUBLIC HEARING

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[15-00434](#)

Subject: (Direct Referral) A request by Sandra Johnson for a rezoning from O/I Office Institutional to O Restricted Office and a conditional use permit to operate a Bed and Breakfast at 1121 Lake Avenue. (PC-15)

Attachments: [PH Notice - 1121 Lake Avenue](#)

Assistant Director of City Development Matt Sadowski provided a review of the request, including location of the subject property, zoning, aerial views indicating development patterns in the area, and property views to and from the subject site. A site plan indicating the large lot and building location and parking lot location were shown, as were floor plans for the three building levels which would be utilized with the conditional use.

He reiterated the two phases of this project include the rezoning and a conditional use approval. Rezoning to a more restricted office district is being requested as the buyer wishes to also utilize the building as a single-family residence. This would be allowed via a conditional use in the O Restricted Office district, but not in the O-I Office Institutional District.

The owner of the property contacted Mr. Sadowski by phone stating opposition to the rezoning. Though an offer to purchase has been signed, and the owner has no issue

for the request for a bed and breakfast, there is concern that if the deal were not to go through they do not want to be under a more restrictive zoning classification than they currently have. The City Attorney's office has suggested action be deferred for the parties involved to work on a resolution.

Public Hearing opened at 4:44 p.m.

1. Sandra Johnson, applicant, 5405 Hwy. 38, Franksville WI 53126, was present to answer questions. Applied for the rezoning at the advice of her lender and is conditionally approved on the loan but cannot get the loan without the change in zoning.

Commissioner Veranth asked if the applicant can negotiate with the seller to the effect that if she is able to close on the loan, that the City would approve the change in zoning. Mr. Sadowski advised that in zoning law, that is considered 'contract zoning' and cannot be done by a municipality. We cannot condition a rezoning.

Public Hearing closed at 4:49 p.m.

No action was taken on this item due to lack of a quorum.

Administrative Business

None.

Adjournment

Alderman Wisner adjourned the meeting at 4:50 p.m.